

152.0

0007

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

818,100 / 818,100

USE VALUE:

818,100 / 818,100

ASSESSED:

818,100 / 818,100



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6		PERKINS ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PALMER JOHN JOSEPH	
Owner 2: PALMER LISA	
Owner 3:	

Street 1: 6 PERKINS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2844 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	80.	0.76	9			Topo	-20					393,217						393,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code										Land Size				Building Value	
101										Yard Items				Land Value	
6480.000										393,200				Total Value	
818,100															
Total Card										0.149				424,900	
Total Parcel										0.149				424,900	
Source: Market Adj Cost										Total Value per SQ unit /Card:				287.68	
										/Parcel: 287.6				Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,900	0	6,480.	393,200	818,100	818,100	Year End Roll	12/18/2019
2019	101	FV	318,400	0	6,480.	368,600	687,000	687,000	Year End Roll	1/3/2019
2018	101	FV	318,400	0	6,480.	304,700	623,100	623,100	Year End Roll	12/20/2017
2017	101	FV	318,400	0	6,480.	280,200	598,600	598,600	Year End Roll	1/3/2017
2016	101	FV	318,400	0	6,480.	255,600	574,000	574,000	Year End	1/4/2016
2015	101	FV	310,500	0	6,480.	250,700	561,200	561,200	Year End Roll	12/11/2014
2014	101	FV	310,500	0	6,480.	233,000	543,500	543,500	Year End Roll	12/16/2013
2013	101	FV	310,500	0	6,480.	221,700	532,200	532,200		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PALMER JOHN J	29647-316		1/12/1999	Family	99	No	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION												
6/26/2012	795	Demo gar	21,000									DEMO DECK & GAR UN												
9/17/2004	882	Redo Kit	20,000				G6		GR FY06			4X14 BUMP OUT FOR												
3/23/1999	149	Dormers	10,000									25'AND FULL DORMER												

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	Colonial			Full Bath: 2	Rating: Average														
Sty Ht: 3	3 - 3 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: YELLOW				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>															
Year Blt: 1930	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G6		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2	- Plaster			Functional:		%		Interior:		1	7	3							
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen: 2004											
Prim Floors: 3	- Hardwood			Override:		%		Baths:											
Sec Floors:		%		Total:	18.6	%		Plumbing:											
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ: 125.00				Heating:											
Bsmnt Gar: 1				Size Adj.: 1.11900115				General:											
Electric: 3	- Typical			Const Adj.: 0.98990101															
Insulation: 2	- Typical			Adj \$ / SQ: 138.463															
Int vs Ext: S				Other Features: 93750															
Heat Fuel: 1	- Oil			Grade Factor: 1.10															
Heat Type: 5	- Steam			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 521988															
% Com Wall		% Sprinkled:		Depreciation: 97090															
				Depreciated Total: 424898															
<b>MOBILE HOME</b>				Make:			Model:			Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 152.0-0007-0021.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	16X8	A	AV	2010		0.00	T	7.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE			
																			